

TOWN OF BELLEAIR SHORE COMPREHENSIVE PLAN



Prepared by



November 22, 2024

**Town of Belleair Shore
Comprehensive Plan**

Mayor

Stephen Blume, Mayor

Commissioners

Daniel Storie, Vice Mayor
Michael Tolbert

**Adopted by Ordinance 2024-01
November 22, 2024**

1.0 EXECUTIVE SUMMARY

The Town of Belleair Shore prepared an evaluation and appraisal review of the Comprehensive Plan as required by state law on March 7, 2022. The report was reviewed by the Department of Economic Opportunity (now the Department of Commerce) and found sufficient on March 22, 2022. Following the recommendations contained in the *Evaluation and Appraisal Review*, amendments to the *Town of Belleair Shore Comprehensive Plan* are proposed for transmittal and adoption. Changes reflect new data and analysis, changes to past dates, and changes to local, state, and regional agencies and documents. The data and analysis is contained in a supplement to the original data and analysis document and contains new planning periods and new maps along with other relevant information.

2.0 PUBLIC PARTICIPATION PROGRAM

Comprehensive Plan amendments are processed according to Section 163.3181(2) and Section 163.3184(15), Florida Statutes. The Town holds public hearings and provides the required notice to property owners as required by municipal requirements in Section 166.041 (3)(a), F.S. By providing the prescribed notice, the Town invites both written and oral comments on any proposed plan amendment. These comments are taken into consideration when making decisions on any plan amendment.

3.0 GOALS, OBJECTIVES, AND POLICIES

INTRODUCTION

The *Belleair Shore Comprehensive Plan* was first adopted in 1989, and amended in 1993, 2008, and 2019 pursuant to applicable state and countywide requirements. The definitions contained in Chapter 163, Part II, F.S., and the *Countywide Plan for Pinellas County* are incorporated into this plan by reference. Words and terms that are not defined are given their ordinary meaning according to a standard dictionary of the English language. The following goals, objectives, and policies were adopted as Exhibit A in Ordinance 2024-01 as set forth below. The adopted maps are attached at the end of this document.

FUTURE LAND USE AND RECREATION/OPEN SPACE ELEMENT

Goal 1: Maintain and enhance the totally residential and open space character of the Town of Belleair Shore by managing future infill development and redevelopment through the land development regulations.

Objective 1.1: Availability of Facilities and Services

Construction of new single-family residential development on vacant lots shall be evaluated with respect to topography, soils and the availability of facilities and services.

Policy 1.1.1: Issuance of Development Permits

Development permits shall be issued only where infrastructure facilities meet the adopted level-of-service standards outlined in the Town's Comprehensive Plan.

Policy 1.1.2: Implementation of Plan

Maintain land development regulations which serve to enhance the protection of life and property from storm surges, wind and flooding, in part through impervious surface ratios, floor area ratios, and elevation of structures.

Policy 1.1.3: Beach Access and Lands for Infrastructure

The Town Commission shall allow no net reduction in the number of beach access points.

Objective 1.2: Development in the Coastal High Hazard Area

Development in the Coastal High Hazard Area shall be restricted to existing densities, or lower, and public funding for facilities shall be limited to the restoration or enhancement of natural resources.

Policy 1.2.1: Development Restrictions

All future development and redevelopment within the Coastal High Hazard Area as shown on the Future Land Use Map shall be limited to Residential Suburban or Recreation/Open Space development.

Policy 1.2.2: Amendments in the Coastal High Hazard Area

The Town of Belleair Shore shall deny an amendment to the Future Land Use Map within the Coastal High Hazard Area which results in an increase of density or intensity; except that they may, at their sole discretion, consider approving such amendment based on a balancing of the criteria outlined in Section 4.2.7 of the *Countywide Rules*.

Policy 1.2.3: Restrict Residential Density in the Coastal High Hazard Area

The Town of Belleair Shore shall not amend the Residential Suburban land use category designation to permit densities greater than 1.39 dwelling units per acre except in compliance with Policy 1.3.7.

Objective 1.3: Future Land Development

The Town shall evaluate proposed new and infill development according to the future land use categories and density standards.

Policy 1.3.1: Infill Development

All future development of the existing vacant parcel and redevelopment of existing lots designated as Residential Suburban shall take the form of single-family residential and/or municipal administrative facility without limiting beach access.

Policy 1.3.2: Standards for Densities

The maximum allowable density in Belleair Shore shall be 1.39 dwelling units per acre or 59 total parcels within the town limits.

Policy 1.3.3: Standards for Impervious Surface

The impervious surface ratio for Recreation/Open Space shall not exceed .60.

Policy 1.3.4: Future Land Use Categories

The Town hereby adopts the following Future Land Use Categories:

1. Residential Suburban Land Use Category. It is the purpose of this category to depict those areas of the town that are now developed, or appropriate to be developed, in a suburban, low-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.
 - a. The primary use appropriate to and consistent with this category is residential single-family.
 - b. The secondary uses appropriate to and consistent with this category are municipal administrative facility and electric substations.

This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are suburban residential in nature. These areas in Belleair Shore are generally served by and accessed from Gulf Boulevard which lies outside the town limits and connects to the arterial and thoroughfare highway network.

2. Recreation/Open Space Land Use Category. It is the purpose of this category to depict those areas of the town that are now used, or appropriate to be used, for open space and to recognize the significance of providing open space as part of the overall land use plan. The use appropriate to and consistent with this category is passive recreation and open space.

This category is generally appropriate to those open space and beach access areas dispersed throughout the town; and in recognition of the natural and man-made conditions which contribute to the passive recreation and open space character and use of such locations.

Policy 1.3.5: Open Space Definition and Standards

The Town shall maintain land development regulations that are consistent with the recreation/open space land use category.

Policy 1.3.6: Amendment to the Future Land Use Map or Future Land Use Categories

In the event of an application to amend the Future Land Use Map or the land use categories, where such a proposed change would increase the density or intensity of development, the application shall include:

1. All appropriate changes to the Town’s goals, objectives, and policies in all elements to meet the requirements of state law at the time the amendment is proposed, along with all required data and analysis; and
2. Concurrency Management System; and
3. The applicant shall be responsible for all costs associated with advertising the proposed changes and holding public hearings as well as preparation of all documentation.

Policy 1.3.7: Future Land Use Map Series

The future land use map series adopted by the Town of Belleair Shore includes the following maps:

1. The Future Land Use Map
2. Floodplain Map
3. Coastal High Hazard Area Map

Goal 2: To comply with Chapter 2012-245, Laws of Florida, as amended, by participating in the countywide planning process through representation on and coordination with Forward Pinellas, in its roles as the Pinellas Planning Council, to ensure consistency between the town comprehensive plan and the *Countywide Plan*.

Objective 2.1: Consistency Statement

The Future Land Use Element of the *Town of Belleair Shore Comprehensive Plan* shall be consistent with the *Countywide Plan*, which includes the Countywide Plan Map and Countywide Rules.

Policy 2.1.1: Identifying Inconsistencies and Processing Amendments

Through its Future Land Use Element, the Town shall maintain consistency with the *Countywide Plan* by requiring the following:

1. Identification of any inconsistencies between the Future Land Use Element and plan maps of the Town of Belleair Shore and the *Countywide Plan Map*, its categories, rules, policies, and procedures.
2. Processing for action by Forward Pinellas and the Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, all land use plan amendments required to reconcile outstanding inconsistencies between the respective land use plans, with such processing to be initiated by the Town.

Policy 2.1.2: Intensity Standards

Pursuant to the laws of Florida governing Forward Pinellas and the Countywide Planning Authority, the town’s land development regulations shall contain density/intensity standards, locational criteria, and “other standards” consistent with the *Countywide Rules*.

Policy 2.1.3: Corresponding Countywide Plan Map Categories

Pursuant to Section 4.2.2.1 the Countywide Rules, the Town's adopted Future Land Use category standards correspond to those of the Countywide Plan Map as follows:

Adopted Future Land Use Category	Corresponding Countywide Plan Map Category
Residential Suburban	Residential Low Medium
Recreation/Open Space	Recreation/Open Space

TRANSPORTATION ELEMENT

In accordance with the data and analysis, no Transportation Element is required. Applicable policies are located in the Intergovernmental Coordination Element.

HOUSING ELEMENT

Goal 3: Maintain the Town's land development regulations to allow for maintenance of the existing housing stock and provide for the development of future single-family residences in the most environmentally sensitive, structurally sound, and cost effective manner possible.

Objective 3.1: Assist Private Sector

The Town Commission shall maintain land use categories and land development regulations necessary to allow residential development on the existing platted residential lots.

Policy 3.1.1: Review of Building Plans

The Town shall maintain a contract with a responsible entity for review of building plans and issuance of building permits and certificates of occupancy.

Objective 3.2: Existing Housing Stock

Extend the useful life of the existing housing stock through 2045.

Policy 3.2.1: Review of Codes and Standards

The Town Commission shall review and amend, if necessary, housing and appearance standards relating to the care and maintenance of residential units. If conflicting regulations are found, the applicable codes shall be amended.

Policy 3.2.2: Homeowner Reinvestment

The Town Commission shall encourage individual homeowners to increase reinvestment in the existing housing stock and to maintain the current level of property maintenance subject to compliance with flood and coastal construction regulations.

Policy 3.2.3: Code Enforcement Program

The Town will contract with a responsible entity to implement a code enforcement program.

Objective 3.3: Affordable Housing Programs

Coordinate with and support countywide efforts to provide affordable and workforce housing opportunities.

Policy 3.3.1: Participation in Countywide Housing Programs

The Town shall participate in the coordinated countywide effort to provide affordable and workforce housing for extremely low, very low, low, and moderate income households.

INFRASTRUCTURE ELEMENT

Goal 4: Retain access to and availability of infrastructure system(s) necessary to support the existing population and development of the remaining vacant single-family lots and potential municipal administrative facility within the town.

Objective 4.1 Availability of County Services

The Town of Belleair Shore shall continue to coordinate with Pinellas County to ensure that adequate facility capacity is available to meet the demands of future development and redevelopment.

Policy 4.1.1: Level-of-Service Standards

The following level-of-service standards are hereby adopted for the purpose of evaluating facility capacity and calculating demand generated by new development activity. These levels-of-service shall apply to the proposed development of the single-family parcels within the town.

- Stormwater: 100 year 24-hour storm event
- Sanitary Sewer: 111 gallons per capita per day
- Potable Water: 115 gallons per capita per day
- Solid Waste: 7.1 lbs per capita per day

Policy 4.1.2: Provision of Infrastructure

The level-of-service standards for those services provided by Pinellas County shall be consistent with the level-of-service standards adopted by Pinellas County.

Policy 4.1.3: Water Supply Facilities Work Plan

When the Southwest Florida Water Management District updates its regional water supply plan, the Town will incorporate the appropriate updates into this comprehensive plan within 18 months.

Policy 4.1.4: Water Quality

All development/redevelopment shall provide stormwater management designed to collect and treat stormwater runoff to meet the standards contained in the Florida Administrative Code.

Objective 4.2: Water Conservation

Water conservation measures will be implemented to conserve potable water resources.

Policy 4.2.1: Reclaimed Water

Property owners or residents may contact Pinellas County to receive reclaimed water from Pinellas County Utilities as retail customers.

Policy 4.2.2: Water Conservation

Reclaimed water for irrigation is available from Pinellas County Utilities for each residence; water saving plumbing devices are used in new construction and renovations; and residents shall abide by water restrictions issued by Pinellas County or the Southwest Florida Water Management District to conserve potable water supplies.

Policy 4.2.3: Conservation Education

Water conservation measures will be implemented through public education and awareness programs.

Policy 4.2.4: Emergency Water Conservation

Belleair Shore will cooperate with the Southwest Florida Water Management District in dealing with water shortages and enforcing water use restrictions as provided in Section 373.609, F.S.

Objective 4.3: Solid Waste Disposal

The Town shall continue to provide for the collection of household solid waste, including recyclables.

Policy 4.3.1: Hazardous Waste Disposal

The Town shall continue to provide for the collection of solid and hazardous waste consistent with the Pinellas County Solid Waste Management regulations and to participate in recycling and hazardous waste programs.

COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Goal 5: Protect and improve the environmental quality and economic resources of the coastal planning area; protect human life; and limit public expenditures in the Coastal High Hazard Area.

Objective 5.1: Sound Coastal Management

To ensure that maximum long term benefits are attained in the use of the coastal planning area by Belleair Shore residents through sound coastal management policies.

Policy 5.1.1: Living Marine Resources

Living marine resources shall be protected from immediate and future degradation resulting from improper development practices by limiting development to single-family or beach access.

Policy 5.1.2: Building Setback Requirement

Continue to enforce the coastal construction setback line as established by local ordinance.

Policy 5.1.3: Access to Coastal Areas

All residents of the Town shall have equitable access to coastal areas.

Objective 5.2: Post Disaster Redevelopment Plans

Restore or enhance the natural resources and habitat value of severely damaged, newly formed or extensively altered coastal areas following disastrous storm events and reduce exposure of human life and public and private property to natural hazards.

Policy 5.2.1: Post Disaster Redevelopment and Land Use

Post disaster redevelopment and land use shall be appropriate for the respective hazard zone and shall be limited to single-family residential and beach access.

Policy 5.2.2: Availability of Infrastructure

The Town of Belleair Shore, through interlocal agreements with the service provider, shall ensure that required infrastructure is available for development or that infrastructure will be reconstructed if destroyed so that redevelopment can occur.

Objective 5.3: Hurricane Evacuation

The Town of Belleair Shore shall not permit development that will increase the hurricane evacuation clearance time adopted by Pinellas County and the Tampa Bay Regional Planning Council *Hurricane Evacuation Study*.

Policy 5.3.1: Emergency Management

The Town of Belleair Shore shall cooperate with appropriate emergency management officials in the event of a natural disaster.

Policy 5.3.2: Hurricane Evacuation Study

The Town of Belleair Shore supports the Tampa Bay Regional Planning Council's *Hurricane Evacuation Study* and the Pinellas County emergency management plans and will implement the guidelines contained therein.

Goal 6: Conserve, protect and enhance the Town’s natural resources for future generations, recognizing their extensive biological and economic value.

Objective 6.1: Protect and Enhance Natural Resources

Protect and enhance natural resources by mitigating the adverse impacts of pollution and development, and by restoring natural systems wherever feasible.

Policy 6.1.1: Sea Turtle Protection

Belleair Shore will continue to cooperate with the Florida Department of Environmental Protection officials and the Clearwater Marine Patrol regarding sea turtle nesting sites along its Gulf beaches and promote public awareness in reporting such activities.

Policy 6.1.2: Endangered and Threatened Species

Belleair Shore shall maintain regulations providing for the protection of flora and fauna identified as threatened, endangered or a species of special concern.

Objective 6.2: Water Quality

Protect and enhance the quality of water resources in coastal and inland areas.

Policy 6.2.1: Stormwater Management

All construction in floodplains and floodways shall be required to comply with Federal Emergency Management Agency or Federal Insurance Administration standards and building codes.

Policy 6.2.2: Natural Drainageways

The Town shall prohibit dredging and filling or other development activities having significant long term impacts on the ecological or hydrological function of the floodplains, or other natural drainageways, except in cases clearly in the public interest.

Policy 6.2.3: Natural Landscape Barriers

Natural landscape barriers to flooding and stormwater runoff shall be implemented during the land development/redevelopment process.

Objective 6.3: Reduction in Flood Risk

Implement development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Policy 6.3.1: Coastal Construction Control Lines

Any construction activities seaward of the coastal construction control lines established pursuant to Section 161.053, Florida Statutes shall be consistent with Chapter 161, Florida Statutes.

Policy 6.3.2: Floodplain Management Regulations

Construction activity shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

Policy 6.3.2: Special Flood Hazard Areas

In areas of special flood hazard, new construction and substantial improvements shall be constructed with:

- Materials, methods and practices that minimize flood damage; and
- Utility systems and service facilities that are designed and/or located to prevent floodwaters from entering or accumulating within their components.

Policy 6.3.3: Sea Level Rise

The Town shall monitor public utility infrastructure and other property that may be impacted by sea level rise, and work to floodproof or relocate components as needed.

Policy 6.3.4: Vulnerability Assessment

The Town shall participate as needed in the Pinellas County sea level rise vulnerability assessment, and shall use the study's findings to refine its goals, objectives and policies as determined appropriate.

Objective 6.4: Coastal Property in Flood Zones

Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Policy 6.4.1: Public Acquisition of Repetitive Flood Damage Properties

The Town shall explore opportunities for federal, state and local assistance with public acquisition of properties that suffer repetitive flood damage.

Policy 6.4.2: Building and Construction Standards for Repetitive Flood Damage Properties

For structures that receive repetitive flood damage, the Town shall encourage relocation or elevation in compliance with current building and construction standards.

Objective 6.5: Flood Insurance Claims

Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

Policy 6.5.1: Retrofitting of Structures

The Town shall encourage retrofitting of existing structures to mitigate potential damages from natural disasters.

Policy 6.5.2: Mitigation to Protect Public Beachfront

If a need is identified for beach renourishment, erosion control structures, or other mitigation to preserve and protect the public beachfront from the anticipated effects of sea level rise, the Town will coordinate with Pinellas County and the Army Corps of Engineers to evaluate the feasibility of such techniques.

Objective 6.6: National Flood Insurance Program

Consider participating, and encourage other local governments to participate, in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for residents.

Policy 6.6.1: Community Rating System

The Town shall consider becoming a participant in the National Flood Insurance Program Community Rating System, as need is determined.

Policy 6.6.2: Resident Information for National Flood Insurance Program

The Town shall refer residents to information about the National Flood Insurance Program and flood damage mitigation provided on the official Pinellas County website.

RECREATION AND OPEN SPACE ELEMENT

Recreation and Open Space is included in the Future Land Use Element.

INTERGOVERNMENTAL COORDINATION ELEMENT

Goal 7: Maintain an optimal level of coordination appropriate for attaining maximum efficiency and provision of necessary public services and facilities.

Objective 7.1: Coordination

The Town of Belleair Shore shall effectively coordinate the Comprehensive Plan with the plans of the School Board, other units of government providing services but not having regulatory authority over the use of land, and the comprehensive plans of adjacent municipalities and the County, to ensure consistency with and implementation of the Plan.

Policy 7.1.1: Services and Information

Services and information shall be shared with other agencies and jurisdictions.

Policy 7.1.2: Regional Coordination

Regional issues shall be addressed and conflicts with other local governments resolved at, by or through the Tampa Bay Regional Planning Council.

Policy 7.1.3: Avoidance of Waste

Intergovernmental coordination shall be reviewed periodically to avoid needless paperwork, duplication, non-productive meetings and other waste.

Policy 7.1.4: Interlocal Agreements or Contracts

The Town of Belleair Shore shall continue to utilize interlocal agreements or contracts for services.

Policy 7.1.5: Availability of Services

The Town Commission shall ensure the availability of services through continued coordination with Pinellas County.

Objective 7.2: Effective Plan Implementation

The Town Commission shall implement the Comprehensive Plan through effective intergovernmental coordination.

Policy 7.2.1: Public-Private Cooperation

The Town shall cooperate with other communities and agencies in the region to bring private and public sectors together for establishing an orderly, environmental, and economically sound plan to the future needs and growth

Policy 7.2.2: Reduction of Delays

Development and participation in regional programs (i.e. procedural participation through such agencies as Tampa Bay Regional Planning Council, Southwest Florida Water Management District, Tampa Bay Water, etc.) that will reduce unnecessary delays in federal, state, and local development review procedures shall be promoted.

Policy 7.2.3: Level-of-Service Standards

Level-of-service standards shall be coordinated with other state, regional, or local entities having operational and maintenance responsibility for public facilities.

Policy 7.2.4: Coordination with SWFWMD

The Town will coordinate with the Southwest Florida Water Management District *Regional Water Supply Plan* through its retail agreement with Pinellas County Utilities for all water supplies, and adopts the Water Supply Facilities Work Plan developed for Belleair Shore as shown below:

**Southwest Florida Water Management District
Water Supply Facilities Work Plan for Belleair Shore, 2020-2045**

DEMAND ANALYSIS									
<i>UTILITY NAME</i>	<i>2020</i>	<i>2025</i>	<i>2030</i>	<i>2035</i>	<i>2040</i>	<i>2045</i>	<i>WUP (MGD)</i>	<i>PER CAPITA WATER USE (2011-2015)</i>	
PINELLAS COUNTY UTILITIES (20142)	(SUPPLIED THROUGH TAMPA BAY WATER)								
Municipal Population Served	109	109	108	108	107	107			
Demand (MGD)	0.009	0.009	0.008	0.008	0.008	0.008			
Total Utility Service Area Population	504,863	514,010	526,816	539,181	543,701	548,259	<i>0.000</i>	<i>79</i>	
Demand (MGD)	39.670	40.388	41.395	42.366	42.721	43.080			
MUNICIPAL POPULATION	109	109	108	108	107	107		<i>79</i>	
TOTAL DEMAND (MUNICIPAL)	0.009	0.009	0.008	0.008	0.008	0.008			
TOTAL DEMAND (UTILITIES)	39.670	40.388	41.395	42.366	42.721	43.080			
SUPPLY ANALYSIS									
EXISTING SOURCES									
	<i>CURRENT YIELD (MGD)</i>								
Total Permitted Quantities	0.000								
Water Supply Authority Quantities	224.620								
<i>Total Current Yield</i>	<i>0.000</i>								
FUTURE SOURCE OPTIONS									
	<i>2040 POTENTIAL YIELD (MGD)</i>				<i>RESPONSIBLE ENTITY</i>				
Conservation	0.001				All				

Source: Southwest Florida Water Management District, 2020-2040 Regional Water Supply Plan - Community Planning Pages, 2020

Policy 7.2.5: Water Supply Coordination

The Town will contact Pinellas County Utilities prior to issuance of a building permit for development of vacant parcels to determine if adequate potable water supplies exist to serve the projected development.

Objective 7.3: Consistency Coordination

The Town of Belleair Shore shall coordinate with Forward Pinellas so as to maintain consistency with the *Countywide Plan*.

Policy 7.3.1: Participation in the Countywide Planning Process

The Town shall require and provide for the following:

1. Participation in the countywide planning process through representation on and coordination with Forward Pinellas.
2. Identification of the procedures, and responsibility therefore, by which to determine the need for and processing of any requisite amendment to the *Countywide Plan Map*. Maintain these procedures and responsibilities in the town's land development regulations.

Objective 7.4: Transportation Coordination

Coordinate transportation impacts with Pinellas County, Forward Pinellas in its capacity as the Metropolitan Planning Organization, and the Florida Department of Transportation, District Seven, based on the land uses depicted on the Future Land Use Map.

Policy 7.4.1: Gulf Boulevard Improvements

The Town Commission shall coordinate with Pinellas County to minimize the impact of Gulf Boulevard roadway improvements on the residential development in Belleair Shore.

Policy 7.4.2: Monitor and Review of Gulf Boulevard Plans

The Town Commission shall designate a representative to monitor and review the Forward Pinellas plans and specifications for any maintenance or improvements projects that affect Gulf Boulevard to ensure that the other objectives and policies of the Comprehensive Plan are given due consideration with respect to this roadway.

Policy 7.4.3: Transportation Issues

The Town shall coordinate with Pinellas County on transportation issues that pertain to pedestrian safety, lighting, and enhancement of Gulf Boulevard.

CAPITAL IMPROVEMENTS ELEMENT

Goal 8: The Town of Belleair Shore shall maintain its current policy of not providing public facilities for the town's residents. However, a municipal administrative facility could be constructed in the future.

Objective 8.1: Capital Budget

The Town shall review the proposed budget on an annual basis and analyze the need for any capital projects to meet the adopted level-of-service standards.

Policy 8.1.1: Schedule of Capital Improvements

The Town of Belleair Shore will annually adopt, by ordinance, a schedule of capital improvements for public facilities that are necessary to maintain adopted level-of-service standards.

Policy 8.1.2: Planning Periods

The schedule of capital improvements for fiscal years 2024/25 through 2028/29 is adopted with no identified improvements.

**Schedule of Capital Improvements for Fiscal Years
2024/25 through 2028/29**

	FY	FY	FY	FY	FY
Capital Improvements	2024/25	2025/26	2026/27	2027/28	2028/29
None identified	0	0	0	0	0
Totals	0	0	0	0	0

Source: Town of Belleair Shore, 2024

Objective 8.2: Money Management

The Town shall ensure that projects are funded in a fiscally responsible manner.

Policy 8.2.1: Public Expenditure for Facilities

The Town shall not expend public monies for facility development in the Coastal High Hazard Area unless the facility provides for restoration or protection of a natural resource restoration or is otherwise required by law.

Policy 8.2.2: Incurring Debt

The Town of Belleair Shore may not incur debt for level-of-service projects unless the Plan is amended to provide for a specific project, a funding source, and establishment of a repayment period.

PUBLIC SCHOOL FACILITIES ELEMENT

Exempt.

PROPERTY RIGHTS ELEMENT

Goal 9: The Town shall respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision-making.

Objective 9.1: Private Property Rights

The Town shall consider the following rights during local decision-making processes.

Policy 9.1.1: Interest in Property

The Town shall consider the rights of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 9.1.2: Use of Property

The Town shall consider the rights a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinance.

Policy 9.1.3: Privacy

The Town shall consider the right of a property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.

Policy 9.1.4: Disposal of Property

The Town shall consider the right of a property owner to dispose of his or her property through sale or gift.

MAP 1

Future Land Use Map for the Town of Belleair Shore, Florida


Planning Horizon 2045

Legend

 Municipal Boundary

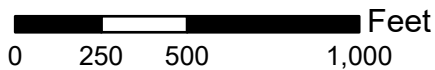
 Parcel Boundaries

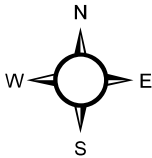
Future Land Use Category

 Residential Suburban

 Recreation/Open Space

Note: Future Land Use categories are as adopted by the Town of Belleair for land use regulation purposes and may not be coterminous with parcel boundaries.

 Feet
0 250 500 1,000



Prepared by:





Date: 7/17/2024



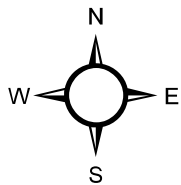
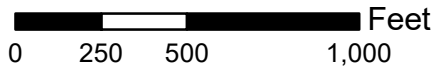
MAP 2

Coastal High Hazard Area Map for the Town of Belleair Shore, Florida

Legend

-  Municipal Boundary
- SLOSH Zone**
-  Category 1

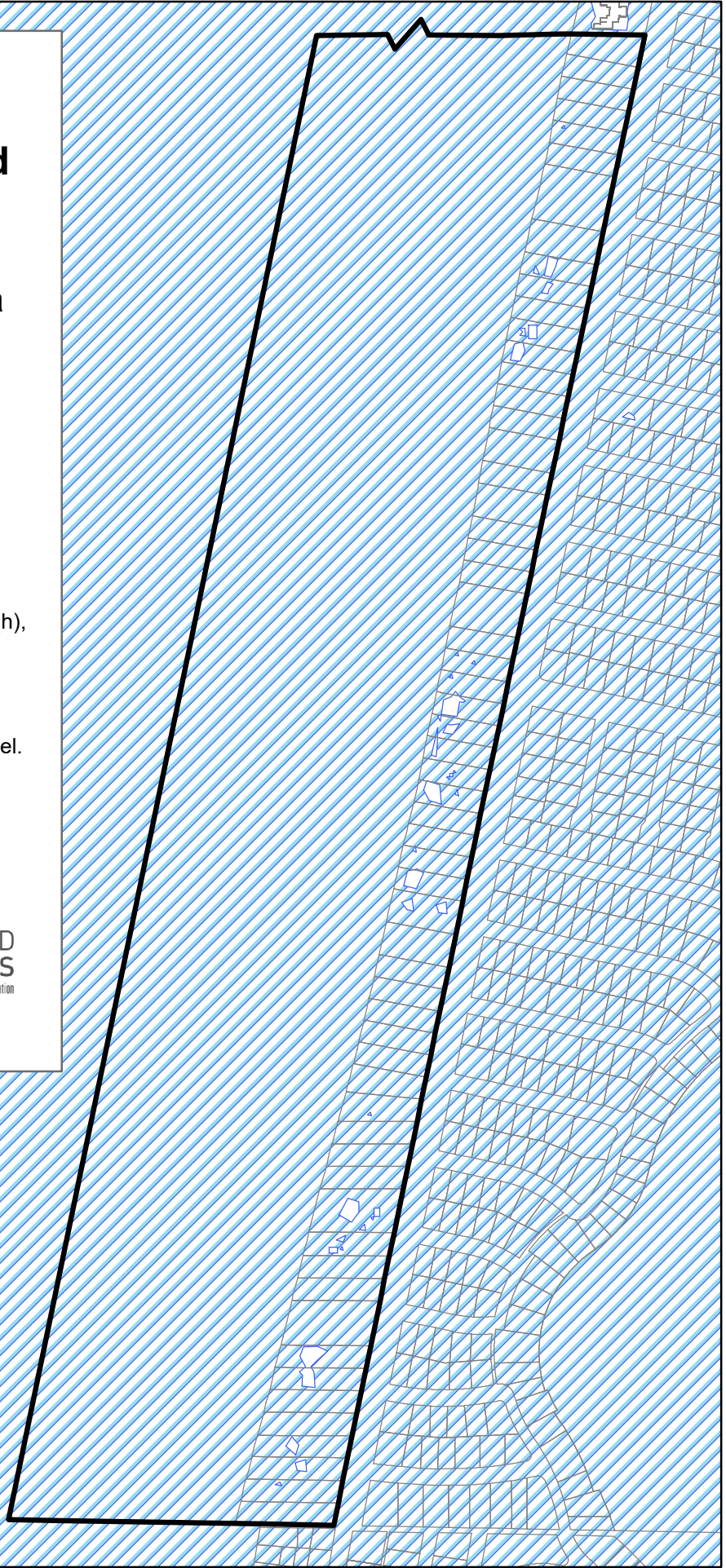
Note: The Coastal High Hazard Area (CHHA) is defined by Section 163.178(2)(h), Florida Statutes, as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.



Prepared by:








Date: 8/2/2023

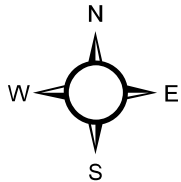
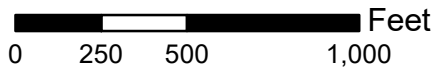


MAP 3

Floodplain Map for the Town of Belleair Shore, Florida

Legend

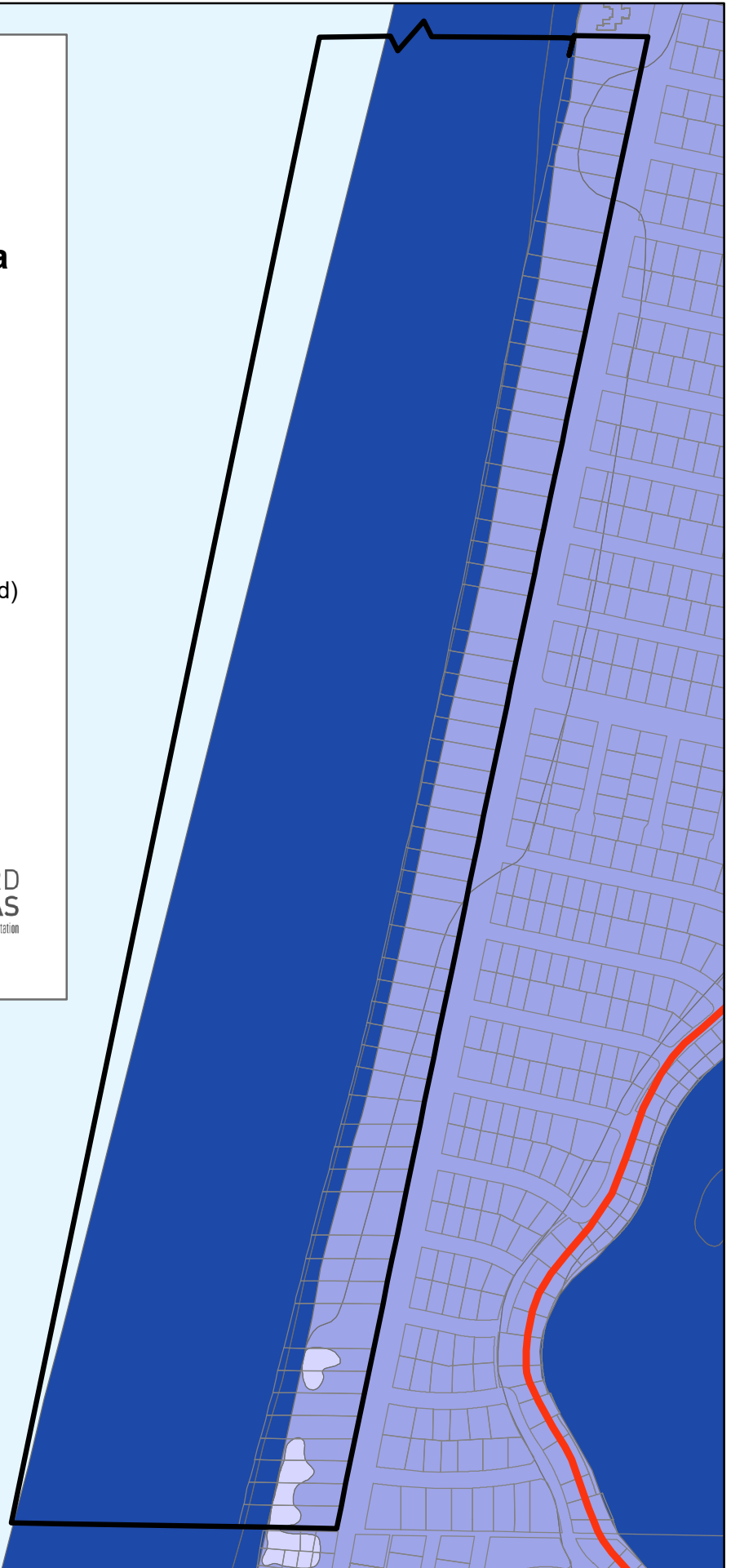
-  Municipal Boundary
- Flood Zone**
-  VE (100-Year Floodplain)
-  AE (100-Year Floodplain)
-  X (Outside Floodplain)
with Velocity Wave Hazard)
-  Limit of Moderate Wave
Action (LiMWA)



Prepared by:








Date: 8/2/2023



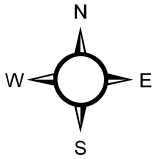
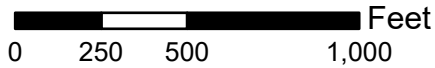
MAP 4

Existing Land Use Map for the Town of Belleair Shore, Florida

Legend

-  Municipal Boundary
-  Parcel Boundaries
- Existing Land Use**
-  Single-Family
-  Vacant Residential
-  Recreation/Open Space

Note: Existing land uses are shown using the same extent as the adopted Future Land Use categories depicted on Map 1, and may not be coterminous with parcel boundaries.



Prepared by:



Date: 7/17/2024



Maxar, Microsoft

4.0 SUPPLEMENTAL DATA AND ANALYSIS

4.1 OVERVIEW AND RELATIONSHIP TO EXISTING DATA AND ANALYSIS

The Town of Belleair Shore transmitted an *Evaluation and Appraisal Notification Letter* to the Department of Economic Opportunity on March 7, 2022. The issues and recommendations in that letter are the basis for the changes to this document. Unless specifically modified or supplemented in this document, existing data and analysis submitted with previously adopted comprehensive plans will continue to apply. Updated data and analysis are described for each element in this document. Tables are numbered sequentially throughout this supplemental data and analysis report.

Agency names that have changed since the last Plan adoption in 2019 and past dates are changed throughout the document.

4.2 FUTURE LAND USE AND RECREATION/OPEN SPACE

4.2.1 Planning Periods

The comprehensive plan covers two planning horizons, 2035 and 2045. Coordination of the various elements is a major objective of the Town's comprehensive planning process. While the findings below are organized by element for convenience, implementation of the goals, objectives and policies of all elements will be guided by the data and analysis as a whole.

4.2.2 Current Population

There has been no change in the land area of the Town of Belleair Shore since the last Plan adoption in 2019 nor is there any ability to annex additional land into the Town limits. As discussed in the Housing Element, the Town contains 58 single-family houses, of which 44 are occupied by permanent residents and the remainder by seasonal residents. The estimated current population of the Town is 108 permanent and 16 seasonal residents. Population estimates and buildout projections for the Town were developed in conjunction with the Southwest Florida Water Management District's *2020-2040 Regional Water Supply Plan* and the *Forward Pinellas 2045 Long Range Transportation Plan for Pinellas County* adopted pursuant to Section 339.175(7), Florida Statutes.

4.2.3 Existing Land Use

The Town has approximately 31 acres of land, does not include any public road rights-of-way, and has no interior water. Submerged lands are also excluded from this total.

The Gulf of Mexico is considered part of the Town's recreation system. There are three lots designated as recreation and open space that provide access to the Gulf of Mexico. These three recreational lots contain parking, showers, and beach access. The residents of Belleair Beach, as well

as Belleair Shore, have perpetual right-of-access to the Gulf of Mexico from these lots which were dedicated in the original development plat.

Existing land use acreage is shown in Table 1. The locations of these uses are shown in Map 4: Existing Land Use Map.

Table 1: Existing Land Uses

<i>Existing Land Use Description</i>	<i>Acres</i>	<i>Percent</i>
Single-Family Residential	28.3	94.1%
Recreation/Open Space	1.3	4.4%
Vacant	0.5	1.5%
Total	30.1	100.0%

Source: Pinellas County Property Appraiser’s Office, 2023

4.2.4 Future Land Use Map

1. Land use distribution: There have been no changes in the future land use map categories or designations. Table 2 from the 2019 data and analysis is replaced with the following information that is consistent with the total acreage identified in the existing land use table.

Table 2: Future Land Use Distribution - Buildout Conditions

<i>Future Land Use Category</i>	<i>Acres</i>	<i>Percent</i>
Residential Suburban	28.8	95.6%
Recreation/Open Space	1.3	4.4%
Total	30.1	100.0%

Source: Pinellas County Property Appraiser’s Office, 2023

2. Land use categories: The two land use categories are Residential Suburban and Recreation/Open Space. The Residential Suburban category is consistent with the suburban, low-density residential nature of the existing single-family residential lots. The adopted residential density is 1.39 dwelling units per acre. The Recreation/Open Space category is intended to recognize the passive open space character of the three designated recreation and open space lots within the Town. The locations of these adopted categories are shown in Map 1: Future Land Use Map.

3. Electric distribution substations: Section 163.3208, F.S., requires local governments to permit substations in all future land use map categories except preservation, conservation or historic preservation. There are no electric distribution substations within the Town and there are no vacant parcels large enough to accommodate a substation. Consistent with state law, the Town will adopt a policy that ensures that new substations are permissible in both future land use categories, including standards for setbacks and landscape buffering.

4. Coastal High Hazard Area: The Town recognizes the Coastal High Hazard Area (CHHA) as defined by Section 163.3178(8), Florida Statutes. Map 2: Coastal High Hazard Area Map is included in the adopted Future Land Use Map series.

4.2.5 Population Projections

Very limited population growth is anticipated during the 2035 and 2045 planning horizons. In its *2020-2040 Regional Water Supply Plan*, the Southwest Florida Water Management District projected a maximum population of 109 total permanent and seasonal residents in Belleair Shore. In its *2045 Long Range Transportation Plan for Pinellas County*, Forward Pinellas projected an additional 16 seasonal residents. This maximum potential population could be achieved if the Town's remaining vacant residential lot were developed, and if the average number of persons per household (currently 2.22) were to increase slightly to match the Pinellas County average (2.28). Buildout population projections consistent with this scenario are shown in Table 3.

Table 3: Population Projections - Buildout Conditions

	<i>Current - 2020</i>	<i>Buildout – 2035 and 2045</i>
Permanent Residents	108	109
Seasonal Residents	16	16
Total	124	124

Source: Bureau of Economic and Business Research, 2020

4.3 TRANSPORTATION

The Town of Belleair Shore is physically located on the western edge of the right-of-way for Gulf Boulevard, the north/south roadway servicing the Pinellas County barrier islands. While every property has access to Gulf Boulevard, an arterial roadway designated as a regional hurricane evacuation route, no portion of that roadway lies within the Town limits. Likewise, there are no local streets, only individual driveways having access to Gulf Boulevard. Therefore, all transportation issues are those of coordination with the jurisdictions having responsibility for those roadways. For this reason, the Town has not adopted a Transportation Element. Applicable data and analysis relating to transportation is located within the Intergovernmental Coordination Element.

4.4 HOUSING

4.4.1 Introduction

The Pinellas County Property Appraiser's Office (PAO) lists 57 single-family houses within the Town, all of which were built in 1946 or later. The age distribution of the structures is shown in Table 4. Housing condition is also assessed by PAO staff as part of routine property assessment activities. A

majority of the houses (63%) have been rated in “excellent” or “superior” condition, and none are below “average” condition.

Table 4: Housing Units Distribution by Age of Structure

<i>Year Built</i>	<i>Number</i>	<i>Percent</i>
2010 or later	6	10.5%
2000 to 2009	8	14.0%
1990 to 1999	8	14.0%
1980 to 1989	7	12.3%
1970 to 1979	11	19.3%
1960 to 1969	2	3.5%
1950 to 1959	12	21.1%
1940 to 1949	3	5.3%
Total	57	100.0%

Source: Pinellas County Property Appraiser’s Office, 2023

As shown in Table 5, according to the U.S. Census Bureau, nearly 88% of dwelling units in the Town are occupied, all of them by the owners of the properties. The remaining units are classified as “vacant, held for seasonal, recreational, or occasional use.” There are no renter-occupied or other vacant dwelling units in the Town.

Table 5: Housing Units Distribution by Tenure

	<i>Number</i>	<i>Percent</i>
Owner-Occupied	39	67.2%
Seasonal, Recreational, or Occasional Use	19	32.8%
Total	58	100.0%

Source: U.S. Census Bureau, 2020

In comparison to Pinellas County as a whole, households in the Town tend to have slightly fewer people on average, with householders who are older and higher-income, as shown in Table 6. Housing value is significantly higher in the Town, as are monthly housing costs.

Table 6: Comparison of Household Characteristics in Belleair Shore and Pinellas County

	<i>Belleair Shore</i>	<i>Pinellas County</i>
Persons Per Household	2.22	2.28
Householder 45 to 64 years	43.3%	43.3%
Householder 65 years and older	41.1%	56.7%
Housing Value	\$2,000,000+	\$150,200
Monthly Housing Cost	\$4,000+	\$1,423
Median Household Income	\$216,250	\$45,819
Housing Cost More than 30% of Income	66.7%	39.5%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

According to U.S. Census Bureau estimates, a large majority of households (93%) are classified as “above moderate income,” earning at least \$50,000 each year. This is the highest income classification tracked by the federal government, and based on the median income of more than \$216,000, most households in Belleair Shore earn considerably more than this benchmark. Three households are classified as “low income” with reported annual earnings below \$35,000; however, these estimates do not include savings or other non-income assets.

4.4.2 Residential Growth Trends

Future residential development is only possible through redevelopment of existing units, either through remodeling or tearing down existing units and replacement with other units. Based on the Future Land Use Map, these units will be single-family, residential units. The buildout population is anticipated to retain similar household characteristics as the current population, with future residents who are older and higher-income than the Pinellas County average, and housing stock that is high-value and in high-quality condition.

4.4.3 Affordable and Workforce Housing

The Town recognizes the importance of providing locations for affordable and workforce housing. However, there are several factors that affect the supply of both affordable housing and workforce housing in Belleair Shore. These include the Town’s location on a barrier island, the inability to add additional land to its jurisdiction or to increase density within the Town limits, and the high housing and land values. Affordable and workforce housing is handled through multi-jurisdictional programs. The Housing Finance Authority of Pinellas County is a regional agency that helps families and individuals in Pinellas, Pasco, and Polk counties purchase their first homes. The Housing Finance Authority also has a variety of programs to assist public safety workers, teachers, and health care workers with housing down payment and mortgage assistance.

4.5 INFRASTRUCTURE

4.5.1 Sanitary Sewer

Belleair Shore is a retail customer of Pinellas County Utilities for wastewater collection and treatment. The Town is served by the South Cross Bayou Water Reclamation Facility, which has a capacity of 33 million gallons per day and serves over 240,000 municipal and unincorporated county customers each day. Currently, only 64% of the plant’s capacity is in use.

Belleair Shore has adopted a level-of-service standard of 111 gallons per capita per day (gpcd) throughout the 2035 and 2045 planning horizons, the same as Pinellas County has adopted for the South Cross Bayou wastewater treatment facility. The Town relies on the data and analysis contained in the Pinellas County Comprehensive Plan Potable Water Supply, Wastewater, and Reuse Element to project sanitary sewer demand. The county level-of-service standard incorporates residential flows, as well as commercial and industrial contributions. Also included are those flows

associated with infiltration and inflow. These numbers are used to determine future facility needs; they are not used in the engineering and design for sanitary sewer collection, transmission, treatment, and disposal facilities.

As shown in Table 7, the projected 2035 and 2045 buildout population of Belleair Shore will use only 0.01 mgd, or approximately 0.04% of the available capacity of the South Cross Bayou facility.

Table 7: Wastewater Treatment Demand

<i>Year</i>	<i>Population</i>	<i>LOS Standard</i>	<i>Total Demand</i>
2035 and 2045 Buildout Population	109	111 gpcd	0.01 mgd

Source: Southwest Florida Water Management District, 2020; Pinellas County, 2020

4.5.2 Solid Waste

Belleair Shore contracts with a private company for collection of solid waste, including household garbage, bulky trash, recyclables, and yard debris. Through an interlocal agreement with Pinellas County, collected garbage is taken to the Pinellas County Resource Recovery Facility, which can burn nearly one million tons per year in its Waste-to-Energy Plant while producing up to 75 megawatts per hour of electricity. The Town’s adopted level-of-service, 7.1 pounds per capita per day, is equivalent to the adopted level-of-service for Pinellas County of 1.30 tons per person per year.

The projected 2035 and 2045 buildout population of Belleair Shore will require disposal of 944.3 pounds of solid waste per day, as shown in Table 8, or approximately 0.02% of the available capacity of the Waste-to-Energy facility.

Table 8: Solid Waste Disposal Demand

<i>Year</i>	<i>Population</i>	<i>Pounds per Capita per Day</i>	<i>Total Demand per Day</i>
2035 and 2045 Buildout Population	109	7.1	944.3

Source: Southwest Florida Water Management District, 2020; Pinellas County, 2020

4.5.3 Potable Water

The sub-element, Potable Water, is supplemented with the *Water Supply Facilities Work Plan*, pursuant to the requirements of Section 163.3177(6)(c)3, Florida Statutes.

4.5.3.1 Water Supply Facilities Work Plan

A. Introduction

The residents in the Town of Belleair Shore receive all water supplies, treatment, and distribution from the Pinellas County Utilities. Through an interlocal agreement and master water supply contract, Tampa Bay Water, the regional water supply authority, provides all the potable water needed by its six member governments, including Pinellas County Utilities as an operational entity within Pinellas County. Through the agreement and contract, Tampa Bay Water is obligated to meet the current and future water needs of its member governments. In order to meet these needs, Tampa Bay Water owns and operates water supply facilities including wellfields, surface water withdrawals, a seawater desalination facility, treatment facilities, storage facilities such as the off-stream reservoir, pumping stations, and transmission mains.

Belleair Shore's potable water demand is included in the demand data and projections for Pinellas County Utilities, the potable water service provider. The water demand methodology provided through the *Regional Water Supply Plan* prepared by the Southwest Florida Water Management District (SWFWMD), which uses projected population growth and actual per capita use rates, is the best available data. SWFWMD's projection for Belleair Shore has been adopted into the goals, objectives and policies of the Infrastructure Element, Potable Water Sub-Element.

B. Potable Water Facility Capacity, Projected Demand, Surplus or Deficits

The Town of Belleair Shore coordinates its level-of-service standard for potable water with the level-of-service standard adopted by Pinellas County for its retail customers. This standard is 115 gallons per capita per day. Based on the maximum permanent and seasonal population of 124 people multiplied by the level-of-service for potable water, Belleair Shore estimates that maximum future potable water demand will be 0.015 million gallons per day (mgd), less than .01% of the current Pinellas County Utilities yield of 224.8 mgd. Based on actual water use, SWFWMD has calculated that the Town will need only 0.009 mgd, as reflected in the adopted work plan.

C. Conservation and Reuse

1. Inventory of Reuse Water Service Providers: Residents of Belleair Shore are retail customers of Pinellas County Utilities for reclaimed water. Reclaimed water became available to the residents in 2006.

2. Conservation and Reuse Practices and Regulations: Water conservation is regulated by Pinellas County. This includes enforcement of water use restrictions during declared water shortage emergencies, installation of water saving plumbing devices, and use of reclaimed water for irrigation.

D. Alternative Water Supply Projects

Because the wholesale potable water supply is provided by Tampa Bay Water, the required water supply projects are selected and implemented by that agency. No individual water supply project is selected by Belleair Shore.

E. Financing

The capital costs for water supply development projects are the responsibility of Tampa Bay Water. Such costs are recaptured through the sale of water to Pinellas County Utilities, and through them, by Belleair Shore.

F. General Performance and Adequacy of Existing Facilities

Tampa Bay Water is able to meet the region's drinking water needs through a supply network that includes groundwater, surface water and desalinated seawater. The current system has sufficient supply to meet the region's drinking water needs through the planning horizons of 2035 and 2045. Tampa Bay Water also maintains a 20-year *Long-Term Master Water Plan*, updated every five years, through which it identifies and develops water supply projects to continue to meet the drinking water needs of the region.

4.6 COASTAL MANAGEMENT AND CONSERVATION

4.6.1 Coastal Hazards Inventory and Post Disaster Planning

The Town of Belleair Shore lies within the 100-year floodplain (AE-Zone) and 100-year floodplain with velocity wave action (VE-Zone), as determined by the Federal Emergency Management Agency. Map 3 is the floodplain map for Belleair Shore. The Town also lies within Hurricane Evacuation Zone A, the most hazard vulnerable zone. An additional designation, the CHHA, is that area "below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model," pursuant to Section 163 .3178(8), Florida Statutes.

4.6.4 Flood Hazard Mitigation and Sea Level Rise

Section 163.3178(2)(f), Florida Statutes, also known as the Peril of Flood Act, requires each coastal community to include development and redevelopment policies, strategies, and engineering solutions to reduce flood risk, including the related impacts of sea level rise, in its Coastal Management and Conservation Element. As a barrier island community, the Town has longstanding goals, objectives and policies addressing flood damage reduction in its comprehensive plan, and also participates in federal, regional, state and local hazard mitigation programs.

Map 3: Floodplain Map depicts the flood-prone areas for Belleair Shore, as identified by the Federal Emergency Management Agency (FEMA)'s Flood Insurance Rate Maps. The entire land area of the

Town is within the 100-year floodplain. All new construction and redevelopment in flood-prone areas is in accordance with FEMA regulations.

In 2024, Pinellas County and its municipalities adopted the most recent *Pinellas County Local Mitigation Strategy* which assesses each municipality's vulnerability to a variety of hazardous events and facilitates local government participation in the Community Rating System, allowing local governments to receive discounted rates for the National Flood Insurance Program based on their CRS ratings. The LMS evaluation identified Belleair Shore as being at high risk for coastal erosion, coastal flooding, and hurricane or tropical storm damage, but also found that the Town's comprehensive plan "Provides for flood mitigation to minimize flood losses and repetitive losses" and "Restricts development within the most vulnerable portions of the coastal storm area and reduces the potential for property damage and loss."

To fulfill the requirements of Section 163.3178(2)(f), Florida Statutes, in this plan update, the Town has adopted additional policy guidance for redevelopment strategies, engineering solutions, site development techniques and other best practices into the goals, objectives and policies of the Coastal Management and Conservation Element. It will continue to monitor projected flood risk and sea level rise impacts, and adjust long-range planning to account for observed conditions and any changes or refinements to the projection over time.

4.6.5 Hurricane Evacuation Zones

The Pinellas County Emergency Management Department has hurricane evacuation information available through their web site: <http://www.pinellascounty.org/emergency>. This site contains the evacuation level (or zone) for all Pinellas County, shelters for general and special needs, including the address, location, and number of spaces, and designated evacuation routes. This geographic system information data is included in this analysis by reference.

4.6.6 Shelters

Information pertaining to the available shelters, locations, special and general needs, and number of spaces at each shelter is maintained by the Pinellas County Emergency Management Department. Because this data is revised throughout the year, coordination with the Emergency Management Department is the key to local evacuation planning. The shelter data provided by the Emergency Management Department is included in this analysis by reference.

4.6.7 Shoreline Use Component

The Town has no commercial waterfront land use within its boundaries and no projection of need to add this land use category. There are, however, three lots dedicated on the original development plat and set aside in perpetuity for use as access to the Gulf of Mexico.

4.7 INTERGOVERNMENTAL COORDINATION

4.7.1 Inventory and Analysis of Agencies and Coordination Activities

An inventory and analysis of intergovernmental coordination activities is shown below in Table 9.

4.7.2 Public School Facilities

Belleair Shore has no public school facilities within its Town limits and no plans have been made for future facilities. The Town is exempt from preparing a Public School Facilities Element and is not part of the interlocal agreement within and between Pinellas County, the Pinellas County School Board, and other municipalities. A letter of exemption was filed as part of the 2008 comprehensive plan update.

4.7.3 Transportation Coordination

The Town of Belleair Shore has no roadways within its jurisdiction. The Town will continue to coordinate transportation needs with Pinellas County and Forward Pinellas in its capacity as the metropolitan planning organization.

Access to the Gulf beaches is provided through a series of three beach access points located near the intersections of Gulf Boulevard and 6th, 12th, and 19th Streets. These three facilities are provided for the residents of Belleair Beach as permanent points of Gulf beach access. Additionally, extensive use of the beach is made by pedestrians.

The Town has no jurisdiction and no responsibility for addressing improvements to Gulf Boulevard. However, since all residents of Belleair Shore take access to their properties from Gulf Boulevard and this street provides the first access to evacuation routes, the Town recognizes the importance of coordination with Pinellas County as the county addresses current and future needs of this street. Therefore, specific policies are proposed to clearly provide for ongoing coordination regarding Gulf Boulevard.

4.7.4 Location of Town Meetings

Town meetings are held in the Belleair Bluffs City Hall because there is no municipal facility located within Belleair Shore. State legislation in 2007 authorized the Town Commission to hold its municipal meetings outside of the Town limits. Coordination with Belleair Bluffs occurs routinely for use of the city's facility.

Table 9
Intergovernmental Coordination Activities

<i>Agency</i>	<i>Office with Primary Responsibility</i>	<i>Subject</i>	<i>Nature of Relationship</i>	<i>Existing Coordination Method</i>
Adjacent Local Governments				
Belleair Beach	Town	Adjacent local government	Coordination	Written communication Telephone or individual meetings Barrier Islands Governmental Council (BIG-C)
	Pinellas County Sheriff's Department	Police Protection	Service	Contract
Clearwater	Town	Adjacent local government	Coordination	Written communication Telephone or individual meetings BIG-C
Indian Rocks Beach	Town	Adjacent local government	Coordination	Written communication Telephone or individual meetings BIG-C
Belleair Bluffs	Town	Nearby local government	Coordination Location of Town meetings	Written communication Telephone or individual meetings
County Government Agencies				
Pinellas County	Housing and Community Development Department	Comprehensive Plan Amendment Review	Review	Written communication Telephone or individual meetings
		Affordable Housing Programs	Service	
	Emergency Management	Emergency situations and evacuation	Coordination	Written communication Telephone or individual meetings BIG-C
	Building Department	Building Permit Reviews and Inspections	Regulatory	Contract
		Code Enforcement	Regulatory	Contract

**Table 9
Intergovernmental Coordination Activities (Cont.)**

<i>Agency</i>	<i>Office with Primary Responsibility</i>	<i>Subject</i>	<i>Nature of Relationship</i>	<i>Existing Coordination Method</i>
County Government Agencies (cont.)				
Forward Pinellas	Forward Pinellas	Long-Range Transportation Plan	Regulatory	
		Transportation Improvement Plan	Regulatory	
		Countywide Plan	Regulatory	
Pinellas County Utilities (PCU)	PCU	Water and Sewer Service	Service	Retail service to individual property owners
		Reclaimed Water Service		
Regional Government Agencies				
Tampa Bay Regional Planning Council (TBRPC)	TBRPC	Local Emergency Planning Committee	Coordination	
		Agency on Bay Management	Coordination	
		Tampa Bay Prepares	Coordination	
		Clearinghouse	Review	
Tampa Bay Water (TBW)	TBW	Water Supply	Plan Coordination	Written communications, both by letter and by adopted plans
Southwest Florida Water Management District (SWFWMD)	SWFWMD	Regional Water Supply Planning	Review	
		Environmental Resource Permit	Permitting	
		Flood Insurance Rate Map update	Regulatory	
State Offices and Agencies				
Department of Transportation	District 7	Comprehensive Plans	Review	

**Table 9
Intergovernmental Coordination Activities (Cont.)**

<i>Agency</i>	<i>Office with Primary Responsibility</i>	<i>Subject</i>	<i>Nature of Relationship</i>	<i>Existing Coordination Method</i>
State Offices and Agencies (cont.)				
Department of Commerce	Community Planning	Comprehensive Plans	Review & Regulation	
	Emergency Management	Community Emergency Response Team	Administration	
		National Flood Insurance Program	Administration	
	Housing & Community Development	Florida Building Codes	Administration	
		Community Development Block Grant, Community Services Block Grant, Florida Communities Trust	Grants	
Special Districts		Technical Assistance		
Department of Environmental Protection	Florida State Clearinghouse	Florida Coastal Management Program	Permitting	
		Coastal Zone Management Act		
	Air Resource Management	Air Permitting		
	Water Resource Management	Beach Permitting		
Coastal Construction Control Line				
Department of State	Office of Cultural and Historical Programs	Compliance Review	Review	
Independent and Special Districts				
Pinellas-Suncoast Independent Fire District	District	Fire protection	Service	Contract
Utility Companies	Utility	Electrical, telephone, cable	Service	Franchise agreements

Source: Forward Pinellas, 2023

4.8 CAPITAL IMPROVEMENTS

4.8.1 Capital Improvements Projects

No capital improvements are needed or planned by Belleair Shore within the projected planning periods. The Town will update its capital improvements schedule each year as required. However, in the absence of capital projects based on the adopted levels-of-service, there is no need to provide an analysis of revenues or alternative sources of funds. The Town is unique in that it does not provide potable water, sanitary sewer, or stormwater drainage facilities within its jurisdiction. Because individual Town property owners are retail customers of Pinellas County Utilities for potable water, reclaimed water, and sanitary sewer, there are no capital projects undertaken by the Town. Recreation and open space lands to meet the adopted level-of-service are in place and no capital improvements are projected.

Therefore, the role of the Capital Improvement Element is to ensure that land use decisions are coordinated with service providers so that level-of-service standards are maintained.

Table 10
Schedule of Capital Improvements for Fiscal Years 2024/25 through 2028/29

Identified Improvement	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29
None identified	0	0	0	0	0
Totals	0	0	0	0	0

Source: Town of Belleair Shore, 2024

4.8.2 Concurrency Management System

As in the adopted Plan, the information in this data and analysis document shows that all development is in place with the exception of one single-family residence. The Town has neither the ability to add land to its jurisdiction nor any projected change in development types, intensities or density of development, and no responsibility for level-of-service requirements. The vacant lot, if developed, will be single-family residential and therefore, considered as *de minimis*.

4.9 PUBLIC SCHOOL FACILITIES

As noted above, the Town is exempt from preparing a Public School Facilities Element.